

**ALUCP Implementation: MCAS-Miramar and Brown, Gillespie, and Montgomery  
Summary of Draft Land Development Code Amendments (1.25.10)**

The City is required by state law to implement the MCAS-Miramar Airport Land Use Compatibility Plan (ALUCP) as adopted by the Airport Authority on October 2, 2008, and the ALUCPs for Brown Field, Gillespie Field, and Montgomery Field adopted on January 25, 2010. Amendments are proposed to Land Development Code Chapter 11, Article 2; Chapter 12, Article 6; Chapter 13, Article 2; and Chapter 15, Article 1 to create a new overlay zone that would address airport compatibility issues related to noise, safety, airspace protection, and aircraft overflight.

<b>Sections</b>	<b>Description of Proposed Amendment</b>
112.0301 112.0302	<u>Public Notice.</u> Incorporates new notice provisions to inform airport stakeholders of discretionary permits in process, creates a new notification process for requests to overrule the Airport Land Use Commission, and clarifies the connection to the existing “notice of availability” required by Coastal Act.
126.0402 126.0404 126.0502 132.1502	<u>Required Reviews and Development Permits.</u> Clarifies applicability of the overlay zone with respect to required review processes and permit types. Neighborhood Development Permits and Site Development Permits are the two main types of discretionary permits that would be associated with the proposed overlay zone. In general, new development that would not increase the density or floor area ratio of an existing building, or that would otherwise comply with the compatibility criteria, would not require a special permit for the proposed overlay zone.
132.0102 132.0104 151.0103	<u>Base Zones/Planned Districts and Overlay Zone.</u> Clarifies the connection between citywide base zones, planned district base zones, and the new overlay zone. A use permitted in accordance with the base zone (including a planned district base zone) may be further limited or restricted to meet the purpose of the overlay zone.
132.0301 132.0302 132.0306 132.0309	<u>Removal of MCAS Miramar, Brown Field &amp; Montgomery Field from Airport Environs Overlay Zone.</u> Clarifies that the existing Airport Environs Overlay Zone only applies to SDIA. All adopted ALUCP requirements applicable to Miramar, Brown Field & Montgomery Field would be located in the proposed overly zone.
132.1501 132.1502 132.1505 Table 132-A Table 132-B	<u>Purpose and Boundaries of Airport Influence Area.</u> Clarifies the purpose and applicability of the proposed Airport Land Use Compatibility Overlay Zone and identifies the boundaries of the airport influence areas. The adopted ALUCP airport influence area maps would be incorporated by reference.
132.1510 Table 132-C	<u>Noise Compatibility.</u> Identifies compatible uses based on aircraft noise exposure. The adopted ALUCP noise contour maps would be incorporated by reference. Overrule may be necessary to maintain consistency in evaluation of noise.

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132.1515 Table 132-D Table 132-E	<u>Safety Compatibility.</u> Identifies compatible uses in each safety zone and describes the method for calculation and measurement of density (dwelling units per acre) and intensity (people per acre) for the purpose of this overlay zone. The adopted ALUCP safety zone maps would be incorporated by reference. Overrule may be necessary to maintain consistency in evaluation of safety compatibility.
132.1520	<u>Airspace Protection Compatibility.</u> Identifies the FAA notification area and Part 77 height limits for airspace protection. The adopted ALUCP airspace protection maps would be incorporated by reference.
132.1525	<u>Aircraft Overflight Notification.</u> Identifies locations where new residential development is required to record a deed notice that property is subject to aircraft overflight. The adopted ALUCP overflight maps would be incorporated by reference.
127.0102 132.1530	<u>Previously Conforming.</u> Identifies applicability to development that was legally established prior to adoption of an ALUCP (previously conforming development).
132.1535	<u>Infill Development Criteria.</u> Identifies criteria for proposed infill development that would be consistent with the existing development pattern for surrounding area established prior to ALUCP, but incompatible with ALUCP noise or safety criteria.
132.1540	<u>Real Estate Disclosure.</u> Requires all residential real estate transactions in the overlay zone to disclose that property for sale is located within an airport influence area.
132.1545	<u>Airport Land Use Commission Review.</u> Clarifies where Airport Land Use Commission review would be required for new development proposals following a determination by the ALUC that the City's implementation plan (as adopted by City Council) is consistent with the adopted ALUCP.
132.1550	<u>Overrule Process.</u> Identifies the overrule process for City Council consideration of requests to overrule a determination made by the Airport Land Use Commission as provided for in state law.